

GENERAL PLAN 2020 REFERRAL MATRIX

BACKCOUNTRY COMMUNITIES

Central Mountain (Cuyamaca, Descanso, Pine Valley)

Desert/Borrego Springs

Julian

Mountain Empire (Boulevard, Jacumba, Lake Morena/Campo, Potrero, Tecate)

Palomar/North Mountain

GENERAL PLAN 2020 REFERRAL MATRIX

CENTRAL MOUNTAIN

No referrals

Cuyamaca

No referrals

Descanso

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
148	<p><i>Joyce Peterson</i></p> <p>Merigan Ranch, located within the Country Town. Adjacent to Viejas Blvd and Hwy 79.</p> <ul style="list-style-type: none"> 399.18 acres Village to Rural Lands category <p>APNs: 408-050-20, 21 408-070-37, 38, 47</p>	1 du/ 1,2,4 acres	1 du/ 40 acres to 2 du/acre	1 du/acre and 1 du/ 4 acres	<p>408-050-20: 1 du/acre</p> <p>Area to the northwest: 1 du/ 10 acres</p> <p>408-070-47: 1 du/ 4 acres</p> <p>Area to the southwest: 1 du/ 4 acres</p> <p>Remaining acreage: 1 du/ 40 acres</p>	<p>COMPROMISE of <u>1 du/acre</u> in northern area</p> <ul style="list-style-type: none"> Consistent with existing parcelization surrounding the northern site Good access and availability of water service to the site (on 408-050-20) Existing town center lends itself to smaller parcels in the north (1 du/acre) Second area to the northwest is appropriate for some development; planning group determined that 1 du/10 acres is suitable due to constraints <p>COMPROMISE of <u>1 du/10 acres</u> in southern area (parcel 408-070-47)</p> <ul style="list-style-type: none"> Acknowledge parcel size, groundwater and scenic view concerns in the community Access to the site is from Hwy 79 Can reasonably designate 1 du/10 acres and avoid constraints on the property Will be in line with semi-rural densities requested

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					(undevelopable lands)	requested Retain <u>1 du/40 acres</u> on remaining acreage due to high biological constraints, floodplain and viewshed concerns

Pine Valley

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
149	<i>Carmen Lucas</i> Lucas Ranch, located adjacent to Sunrise Hwy at Northern end of planning boundary. <ul style="list-style-type: none"> 320 acres Rural Lands category APNs: 337-170-02 337-220-01	Indian Reservation (Became private property in the 1950s)	1 du/80 acres	1 du/40 acres	No objection to referral	AGREE with <u>1 du/40 acres</u> <ul style="list-style-type: none"> Covered by the Forest Conservation Initiative Patent in Fee authorized five one-fifth interest in the 320 acres or 64 acres for each individual (father and four children) Due to the Congressional Act status of the parcel, under private ownership by the surviving Lucas family members, a 1 du/40 acres density is considered more consistent with the Patent in Fee title of the land than a 1 du/80 acres density

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Compromise with Property Owner Request						
150	<p><i>Fred Oliver</i></p> <p>Located within the existing Country Town, abutting the Cleveland National Forest.</p> <ul style="list-style-type: none"> 148 acres Rural Lands category 	1 du/ 1,2,4 acres	1 du/ 40 acres	Retain existing density	1 du/ 40 acres – may revisit after completion of comprehensive water study	<p>COMPROMISE of <u>1 du/2 acres</u></p> <ul style="list-style-type: none"> Active case (TM 4918) - 47 lot subdivision, approved map (records final map in September) Adjacent to an area of high density and existing parcelization Relatively flat Little or no biological issues Density change provides consistency with approved TM Status of the project has adjusted the prior recommendation for this parcel(s).
NO CHANGE to Working Copy Map						
151	<p><i>Bill Schwartz (representing Bob Burdette and Britt Dhaliwal)</i></p> <p>Simpkins and Mills/Burdette property (aka Pine Creek Ranch), located in the central area known as the 'meadow' area of Pine Valley.</p>	1 du/ 1,2,4 acres	1 du/ 40 acres	Retain existing density	1 du/ 40 acres – may revisit after completion of comprehensive water study	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Active case (TM 5236) deemed complete by DPLU – in 'pipeline' Large undeveloped parcels Lack of groundwater in this central area Agree with planning group to preserve the character of the 'meadows' area and limit increased development in an area where groundwater issues are of concern

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152	<p><i>Lee Vance</i></p> <p>Lutheran Church, located in the southern portion of the 'meadows' directly behind the commercial area of Pine Valley and adjacent to the County Park.</p> <ul style="list-style-type: none"> 38 acres Rural Lands category <p>APNs: 410-060-25 410-120-19</p>	1 du/ 1,2,4 acres	1 du/ 40 acres	Retain existing density	1 du/ 40 acres – may revisit after completion of comprehensive water study	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Active case (TM 5318) deemed complete by DPLU – in 'pipeline' Large undeveloped parcels Located in a groundwater dependent area Agree with planning group to preserve the character of the 'meadows' area and limit increased development in an area where groundwater issues are of concern
153	<p><i>Hoffman</i></p> <p>Located at the very northern tip of the existing Country Town.</p> <ul style="list-style-type: none"> 40 acres Rural Lands category <p>APN: 408-210-02</p>	1 du/1,2,4 acres	1 du/ 40 acres	1 du/ 2 acres	1 du/ 40 acres – may revisit after completion of comprehensive water study	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> High level of biological constraints Floodplain Steep slopes Topographical character and parcelization is not similar to the existing parcelized lots to the south Groundwater dependent in this central area Agree with planning group to preserve the character of the 'meadows' area and limit increased development in an area where groundwater issues are of concern

GENERAL PLAN 2020 REFERRAL MATRIX

DESERT

No referrals

Borrego Springs

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
154	<p><i>Richard Bemis</i></p> <p>Southeast of the town center. East of and adjacent to Yaqui Pass Rd.</p> <ul style="list-style-type: none"> 318 acres Village, Semi-Rural, and Rural Land category <p>APN: 199-190-03</p>	2.9 du/acre, 1 du/4,8,20 acres, and General Commercial	1 du/10 acres, 4.3 du/acre, and 1 du/80 acres	<p>More 4.3 du/acre or Commercial</p> <p>Wants equity measures and to work with staff.</p> <p>Agrees with staff recommendation.</p>	Change 12 acres to 4.3 du/acre and the rest of the parcel be 1 du/80 acres	<p>AGREE with expanding <u>4.3 du/acre</u> to the east to double the size (approximately 12 acres) and retaining <u>1 du/80 acres</u> on the remainder of the parcel</p> <ul style="list-style-type: none"> Avoids sensitive resources Adjacent to mapped 4.3 du/ac on two sides Available access Possible employee housing for nearby resorts
155	<p><i>William Wright</i></p> <p>The center of town on Country Club Rd.</p> <ul style="list-style-type: none"> 26 acres Village category <p>APN: 198-020-36</p>	24 du/acre	4.3 du/acre	24 du/acre	24 du/acre	<p>AGREE with <u>24 du/acre</u></p> <ul style="list-style-type: none"> Consistent with the existing General Plan and the immediate plan for the property as housing for seniors as assisted-living and extended-care facilities All infrastructure is available in the town center

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156	<i>Dan Wright</i> APN: 141-210-30	1 du/ 4,8,20 acres	1 du/20 acres	Retain existing density (wants an RV park and a mobile home)	Allow for RV and mobile home park	AGREE with <u>1 du/4 acres</u> <ul style="list-style-type: none"> RV and mobile home park are not specified in General Plan designations. A use permit would be needed regardless of the density assigned (be it 1 du/4 acres or 1 du/20 acres).
Compromise with Property Owner Request						
157	<i>Borrego Springs Sponsor Group and others</i> All land designated 1 du/20 acres in the northeast portion of the valley. <ul style="list-style-type: none"> 7,800 acres Rural Lands category 	Majority is 1 du/ 4,8,20 acres Small areas at 1 du/acre and 4.3 du/acre	1 du/20 acres	1 du/ 4 acres	All agricultural areas in the northern end of Borrego Springs should be designated 1 du/4 acres	COMPROMISE of <u>1 du/4 acres</u> on all agricultural land in the northwestern portion of the community and <u>1 du/20 acres</u> on large, contiguous, undeveloped areas (without agriculture) <ul style="list-style-type: none"> High water use/low replenishment of aquifer is major problem in community Buildout by 2020 is not anticipated Higher planned densities in this area affect the circulation element for this and other communities The area has been planned at 1 du/4,8,20 acres (dependent on slope) for the past 20+ years; the density applied has not led to any of the land changing from agricultural to residential uses Designating semi-rural rather than rural densities may give the landowner a better chance to sell the land for residential use Approximately 90% of the privately owned land in this community is undeveloped residential land (only 4% is in agricultural)

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						<p>use)</p> <ul style="list-style-type: none"> There are approximately 5,000 existing undeveloped, privately owned residential parcels available in this community The public comments relating to 1 du/4 acres reflects the “public good”
158	<p><i>Beverly Kuhrts</i></p> <p>Southeast of the town center, west of and adjacent to Yaqui Pass Rd.</p> <ul style="list-style-type: none"> 676 acres Semi-Rural category <p>APNs: 200-030-24, 25 200-140-05, 07 to 10</p>	1 du/acre	1 du/10 acres	Retain existing designation (1 du/acre)	Honor the 1988 zoning of this property	<p>COMPROMISE of 1 du/2 acres on two parcels adjacent to road (approx. 270 acres) and retain <u>1 du/10 acres</u> on remaining parcels (approx. 400 acres)</p> <ul style="list-style-type: none"> This compromise would still add a possible 136 units to the property from the Working Copy Map Conditions have changed since 1980s in this area. The aquifer was not identified as a major issue and the Rams Hill Country Club (located across the street) was expected to be more successful. Rams Hills has since gone through multiple bankruptcies and an overdrafted aquifer has been identified. Retain structure for the area without possibly adding over 600 additional units to the area, as recommended by the Sponsor Group The property is outside of the water district Access is available

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NO CHANGE to Working Copy Map						
159	<i>Clifford Tong</i> Northeast of the town center, east of and adjacent to Borrego Valley Rd. <ul style="list-style-type: none"> ▪ 635 acres ▪ Rural Lands category APNs: 141-060-07, 08	1 du/4 acres and 1 du/4,8,20 acres	1 du/80 acres	Retain existing designation or 1 du/20 acres	1 du/80 acres	DISAGREE - Retain <u>1 du/80 acres</u> <ul style="list-style-type: none"> ▪ Consistent with sponsor group and community recommendation ▪ Identified by the community as an area where growth should not be planned for by the year 2020 ▪ No plan to develop the land ▪ Groundwater issue is a factor on all property in the Borrego Valley

GENERAL PLAN 2020 REFERRAL MATRIX

JULIAN

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Agree with Property Owner Request						
160	<i>Bonnie Gendron, Gail Tucker, Virginia Moran, Susan Carey, and Maureen Brantly (representing the Julian Planning Group)</i> Entire area of 1 du/ 40 acres. <ul style="list-style-type: none"> 16,400 acres Rural Lands category 	1 du/40 acres, 1 du/ 4,8,20 acres, 1 du/ 2,4,8 acres	1 du/40 acres	1 du/ 80 acres	1 du/ 80 acres	AGREE with <u>1 du/80 acres</u> <ul style="list-style-type: none"> FCI Lands The area is currently undeveloped Higher density would be a detriment to the existing community character (open space, agricultural activities, abundant plant and animal life, clear dark nights, clean air and quietness) and may result negatively on the existing tourist based economy Groundwater dependent Supports planning group recommendation

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Compromise with Property Owner Request						
161	<p><i>Chris Collins</i></p> <p>In the northwestern portion of the plan area.</p> <ul style="list-style-type: none"> ▪ 550 acres ▪ Rural Lands category <p>APNs: 248-070-33, 36, 32, 06, 27 248-080-39, 26</p>	<p>1 du/ 2,4,8 acres</p> <p><i>(8 acre minimum zone)</i></p>	1 du/ 40 acres	1 du/ 40 acres	1 du/ 80 acres	<p>COMPROMISE of <u>1 du/10 acres</u> on area west of the floodplain and MODIFY remainder to <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> ▪ Planning Group voted to change all rural lands areas in Julian to 1 du/80 acres ▪ The area is currently undeveloped; it is an existing ranch ▪ The area west of the floodplain is adjacent to other 1 du/10 acre parcels ▪ It has access, no slope and lacks biological constraints ▪ Within the remaining area, higher density would be a detriment to the existing community character (open space, agricultural activities, abundant plant and animal life, clear dark nights, clean air and quietness) and may result negatively on the existing tourist based economy ▪ Groundwater dependent ▪ The majority of the site has highly sensitive habitat

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162	<p><i>Laura and Bill Houle</i></p> <p>In the southeast corner of the plan area.</p> <ul style="list-style-type: none"> 80 acres Rural Lands category <p>APN: 294-011-12</p>	1 du/ 4,8,20 acres	1 du/ 40 acres	Opposes downzone	1 du/ 80 acres	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> The area is currently undeveloped Higher density would be a detriment to the existing community character (open space, agricultural activities, abundant plant and animal life, clear dark nights, clean air and quietness) and may result negatively on the existing tourist based economy Groundwater dependent Supports planning group recommendation
163	<p><i>Thure Stedt</i></p> <p>Hoskings Ranch, located in the central, western portion of the plan area, south of Hwy 78 and west of Hwy 79.</p> <ul style="list-style-type: none"> 1,570 acres Rural Lands category <p>APNs: 289-030-07 +</p>	1 du/ 2,4,8 acres and portion in Forest Conservation Initiative	1 du/ 40 acres	1 du/ 40 acres	1 du/ 80 acres	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> The area is currently undeveloped Higher density would be a detriment to the existing community character (open space, agricultural activities, abundant plant and animal life, clear star fill nights, clean air and quietness) and may result negatively on the existing tourist based economy Groundwater dependent Supports planning group recommendation

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MOUNTAIN EMPIRE

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
164	<p><i>Dr. and Mr. Starkey</i></p> <p>Located 4-5 miles west of Crestwood Rd. in Boulevard along La Posta Creek, north of I-8, immediately adjacent to the La Posta Indian Reservation and the Cleveland National Forest.</p> <ul style="list-style-type: none"> ▪ 162 acres ▪ Rural Lands category <p>APN: 528-170-01</p>	1 du/ 4,8,20 acres	1 du/ 80 acres	1 du/ 10 acres per proximity to I-8	No CPG/CSG	<p>COMPROMISE of <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> ▪ Immediately adjacent to the La Posta Indian Reservation extraction operation and the Cleveland National Forest ▪ Rural Lands definition and concept ▪ Semi-Rural designation is inconsistent with rural areas immediately surrounding the site ▪ Limited access and services

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Boulevard

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CHANGE to Working Copy Map						
Compromise with Property Owner Request						
165	<p><i>J. Doyle</i></p> <p>Doyle Property, located 300 ft behind commercial frontage in the traditional Boulevard Village area, on Old Hwy 80, east of the Hwy 94/80 merge. Adjacent to old cottage lots (4,000 sf) and large 40 – 80 acre parcels.</p> <ul style="list-style-type: none"> ▪ Approx. 8 acres ▪ Semi-Rural category 	10.9 du/acre	1 du/4 acres	10.9 du/acre	1 du/4 acres	<p>COMPROMISE of <u>1 du/acre</u></p> <ul style="list-style-type: none"> ▪ Location and context allow for semi-rural to village intensities ▪ Entire area is groundwater dependent ▪ This designation would allow for future services without changing the existing mobile home park to high density single family housing
NO CHANGE to Working Copy Map						
166	<p><i>Jim Whalen</i></p> <p>Empire Ranch, located 4-5 miles south of I-8 and Ribbonwood Rd, bordering Mexico and the traditional Boulevard town within the Jewell Valley basin.</p> <ul style="list-style-type: none"> ▪ Approx. 4,000 contiguous acres ▪ Rural Lands category 	1 du/4,8,20 acres	1 du/80 acres	Retain existing density	1 du/80 acres	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> ▪ General Plan 2020 designation (Rural Lands) is consistent with surrounding context of large lots, sensitive biological habitat, and species sensitivity ▪ Proposed intensity of development is more appropriate in surrounding Country Towns, rather than this more rural area

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167	<p><i>William Schwartz (Bluegreen Corp.)</i></p> <p>Big Country Ranch, located 2-4 miles north of I-8 and Ribbonwood Rd. Surrounded by State Lands and Manzanita Indian Reservation Lands.</p> <ul style="list-style-type: none"> ▪ Approx. 2,000 acres ▪ Rural Lands category 	Specific Plan	1 du/40 acres	Retain Specific Plan (1 du/32 acres)	1 du/80 acres	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> ▪ Surrounded by State Lands and Manzanita Indian Reservation Lands ▪ Former specific plan with existing “pipelined” specific plan in progress proposing 1 du/32 acres currently under County staff review ▪ Rural Lands designation is consistent with location and context ▪ Within sensitive biological habitat ▪ Isolated from existing infrastructure ▪ Groundwater dependent

Jacumba
No referrals

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Lake Morena/Campo

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CHANGE to Working Copy Map						
Compromise with Property Owner Request						
168	<p><i>Audrey Kemp</i></p> <p>Kemp Ranch, along Hwy 94, with 40 acres adjacent to Cameron Corners.</p> <ul style="list-style-type: none"> ▪ Approx. 1,140 acres ▪ Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing density	Maintain existing designation – will re-evaluate when Commercial and Town Center Planning workshops are complete	<p>COMPROMISE of <u>higher intensities within Village Core ownership at Cameron Corners</u> based on Town Center workshops (densities to be determined)</p> <ul style="list-style-type: none"> ▪ Higher intensities within Village Core ownership at Cameron Corners ▪ The site is located in mostly rural lands and residential densities in the area are to remain large rural lots ▪ The areas of ownership within the Cameron Corners Village Core will be reconsidered at a future date per village workshops in the community
169	<p><i>Doug Paul</i></p> <p>Starr Ranch, west of Hwy 94 and in western portion of Cameron Corners and beyond.</p> <ul style="list-style-type: none"> ▪ Approx. 2,000 acres ▪ Village, Semi-Rural and Rural Lands category 	1 du/ 4,8,20 acres	1 du/acre 1 du/ 4 acres and commercial at core, and 1 du/ 40 acres west of core	Maintain 480 home sites per existing GP	None	<p>COMPROMISE of <u>higher intensities within Village Core ownership at Cameron Corners</u> based on Town Center workshops (densities to be determined)</p> <ul style="list-style-type: none"> ▪ Higher intensities within Village Core ownership at Cameron Corners to be determined by the community town center workshop ▪ Approximately 100 acres adjacent to Cameron Corners and the traditional Campo village ▪ The site is located in mostly rural lands and residential densities in the area are to

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						remain large rural lots <ul style="list-style-type: none"> The areas of ownership within the Cameron Corners Village Core will be reconsidered at a future date per workshops in the community
NO CHANGE to Working Copy Map						
170	<i>Brian Mooney</i> <i>(representing Father Joe Carroll and Craig Beam)</i> Father Joe's Children's Village, north of SR-94, east of Cameron Corners. <ul style="list-style-type: none"> Approx. 200 acres Rural Lands category 	1 du/ 4,8,20 acres	1 du/ 40 acres	Allow for a Major Use Permit	1 du/ 10 acres on new proposed site west of Lake Morena Drive, 5-6 miles from this referral.	DISAGREE - Retain <u>1 du/40 acres</u> <ul style="list-style-type: none"> The applicant has withdrawn the project on this site
171	<i>Arnold Veldkamp</i> Owned by Superior Ready Mix and located at Hwy 94, east of Cameron Corners and south to the border. <ul style="list-style-type: none"> Approx. 675 acres Rural Lands category APNs: 655-100-03 655-130-15, 16 656-050-03	1 du/ 4,8,20 acres	1 du/ 40 acres	Keep consistent with surrounding proposed densities	1 du/ 40 acres	DISAGREE - Retain <u>1 du/40 acres</u> <ul style="list-style-type: none"> Due east of the traditional Campo Village that is to become a State Park Extractive considerations will be made later, however, residential densities in the area are to remain large lot rural lands Consistent with planning group position Consistent with character of surrounding rural lands

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172	<p><i>Leonard & Monica Teyssier</i></p> <p>Between Cameron Corners and Lake Morena Village on Buckman Springs Rd.</p> <ul style="list-style-type: none"> ▪ 0.25 acres ▪ Semi-Rural category <p>APN: 607-040-12</p>	1 du/ 4,8,20 acres	1 du/ 10 acres	Opposed to downzoning	None	<p>DISAGREE <u>1 du/10 acres</u></p> <ul style="list-style-type: none"> ▪ Small parcel included within an area of large parcels ▪ Location and context determine this site to be within the Semi-Rural designation as it is completely groundwater dependent ▪ Ownership consists of easement ▪ Parcel cannot be subdivided under current plan

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Potrero

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Compromise with Property Owner Request						
173	<p><i>George Woodhead (representing Jennifer Hom)</i></p> <p>Potrero Oak Ranch, north of Hwy 94, along Potrero Valley and Potrero Round Rd. Adjacent to the existing Potrero Country Town, near Twin Lake and Potrero County Park.</p> <ul style="list-style-type: none"> ▪ Approx. 593 acres ▪ Rural Lands category <p>APNs: 653-010-07, 08 653-100-14, 20 to 22 651-061-04 651-120-02</p>	1 du/ 4,8,20 acres	1 du/ 20 acres and 1 du/ 40 acres	Retain existing density	1 du/ 8 acres	<p>COMPROMISE of <u>1 du/10, 20 and 40 acres</u></p> <ul style="list-style-type: none"> ▪ Adjacent to the Traditional Potrero Village, near Twin Lake and Potrero County Park ▪ The site is located mostly within Rural Lands ▪ Slope, flood and sensitive habitat issues ▪ Consideration for existing parcelization patterns and direct roadway access to Potrero and Round Potrero Rd

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174	<i>Brian Mooney (representing Laura and Bill Houle)</i> North of Hwy 94 and within Potrero Creek basin. <ul style="list-style-type: none"> ▪ 124.23 and 80 acres ▪ Rural Lands category APNs: 651-110-03 652-051-02	1 du/ 4,8,20 acres	1 du/ 40 acres	Retain existing density	1 du/ 8 acres	DISAGREE - Retain <u>1 du/40 acres</u> <ul style="list-style-type: none"> ▪ The site is located mostly within Rural Lands consisting of large lots ▪ Slope, flood and sensitive habitat issues ▪ Isolated from main road access by State and Federal lands

GENERAL PLAN 2020 REFERRAL MATRIX

Tecate

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NO CHANGE to Working Copy Map						
175	<p><i>Byron White</i></p> <p>Located along Hwy 94 at Hwy 188 in Tecate.</p> <ul style="list-style-type: none"> 27.6 acres Rural Lands category <p>APN: 652-050-16</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 20 acres north of Tecate Rd, 1 du/4 acres south of Tecate Rd and Neighborhood. Commercial	Agree with request	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> Area is completely rural today Encumbered with steep slopes, sensitive biology, and surrounding large lots Smaller parcels in block of larger parcels Commercial land use referrals will be considered at a future date
176	<p><i>Ron White</i></p> <p>Located along Hwy 94 and Emery Rd.</p> <ul style="list-style-type: none"> 19.31 and 16.42 acres Rural Lands category <p>APN: 652-060-24, 25</p>	1 du/ 4,8,20 acres	1 du/40 acres	1 du/ 10 acres	1 du/ 10 acres	<p>DISAGREE - Retain <u>1 du/40 acres</u></p> <ul style="list-style-type: none"> This area is completely rural today Encumbered with steep slopes, sensitive biology, and surrounding large lots Commercial requests will be considered at a later date

GENERAL PLAN 2020 REFERRAL MATRIX

NORTH MOUNTAIN/PALOMAR MOUNTAIN

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
CHANGE to Working Copy Map						
Compromise with Property Owner Request						
177	<p><i>Richard Adams</i></p> <p>Sky Oaks & W. Ranches (6 miles north of Warner Springs). Far eastern portion of the subregion. The area is within Chihuahua Valley, a recognized community with a roughly 1 du/10 acre development pattern.</p> <ul style="list-style-type: none"> Approx. 3,300 acres 	1 du/4 acres	1 du/80 acres	Opposition not specified	No CPG/CSG	<p>COMPROMISE of <u>1 du/10 acres</u> and <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> The large parcels are distant from any Village areas and are groundwater dependent Parcels are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services It does have some infrastructure and is near a primary local road (Chihuahua Valley Rd in the NW portion) The density has been increased to 1 du/10 acres on four parcels proximate to the road and adjacent to the identified developed portion of Chihuahua Valley The inclusion of these properties allows for additional growth adjacent to the Chihuahua Valley community and is consistent with the existing development pattern

GENERAL PLAN 2020 REFERRAL MATRIX

REF #	PROPERTY	EXISTING GENERAL PLAN	GP2020 WORKING COPY	REQUEST	CPG/CSG POSITION	STAFF RECOMMENDATION AND RATIONALE
NO CHANGE to Working Copy Map						
178	<p><i>Leonard and Monica Teyssier Family Trust</i></p> <p>Warners Area, located at the far eastern end of the subregion, north of Ranchita.</p> <ul style="list-style-type: none"> 80 acres Rural Lands category <p>APN: 138-320-01</p>	1 du/4 acres	1 du/80 acres	Objects to downzone	No CPG/CSG	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> Forms an isolated island located in the middle of Tribal Land Distant from Village areas Groundwater dependent Covered by 50-75% slope Follows existing pattern of large parcelization, designated 1 du/80 acres with similar constraints
179	<p><i>Chester Mason</i></p> <p>Rocking W. Ranch, in the far eastern portion of the subregion. Located southeast of Chihuahua Valley, a recognized community with a development pattern of roughly 1 du/ 10 acre.</p> <ul style="list-style-type: none"> 1,106.96 acres Rural Lands category 	1 du/4 acres	1 du/80 acres	Opposition to 1 du/ 80 acres designation	No CPG/CSG	<p>DISAGREE - Retain <u>1 du/80 acres</u></p> <ul style="list-style-type: none"> Large parcels are distant from any Village Core or Village areas Groundwater dependent They are in a general location of high biological sensitivity, steep slopes, and limited access, infrastructure and services